

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

January 13, 2011 (6PMish)

AGENDA

- 1. CALL BOARD MEETING TO ORDER (election of officers)**
- 2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...**
Each unit has about 3 minutes to address their concern to the Board or ask permission for...
- 3. APPROVAL OF PRIOR MEETING MINUTES**
- 4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**
See Financial Statement and/or Balance Sheet;
Operating Expenses about 8% below budget
- 5. OLD BUSINESS (Board to consider, review and possibly vote on...)**
 - List of dry rot repair for Sea View: 7620 #321 balcony; #322
 - #104 (Gardea) moisture in unit;
 - 7606 foundation and retaining wall: Signed contract with Carter Const for \$32.4K; waiting for final drawing from structural engineer to submit to City for approval
- 6. NEW BUSINESS (Board to consider, review and possibly vote on...)**
 - Treadmill for Exercise Room?
 - Possible policy for repairing "common area"
 - Recording liens on 3 units (#256, 260, 316)
 - Statement of Information
 - Other items to be put on next month's agenda
- 7. EXECUTIVE SESSION**
 - Late payers through end of last month (balances of \$500 or more):
 - #104 atty's letter
 - Foreclosure / Trustee Sale #213 rescheduled for 12/20/10; court date scheduled for 1/28/11
 - Small Claims scheduled
 - #315 Trustee Sale scheduled for 1/21/11
 - Slab leak repairs at #247, revised judgment rec'd
- 8. ADJOURNMENT (Scheduled meeting – Next Meeting on Wed 2/9/11 @ 6PM in Meeting Rm)**

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